



# SAN BRUNO RECREATION & AQUATIC CENTER

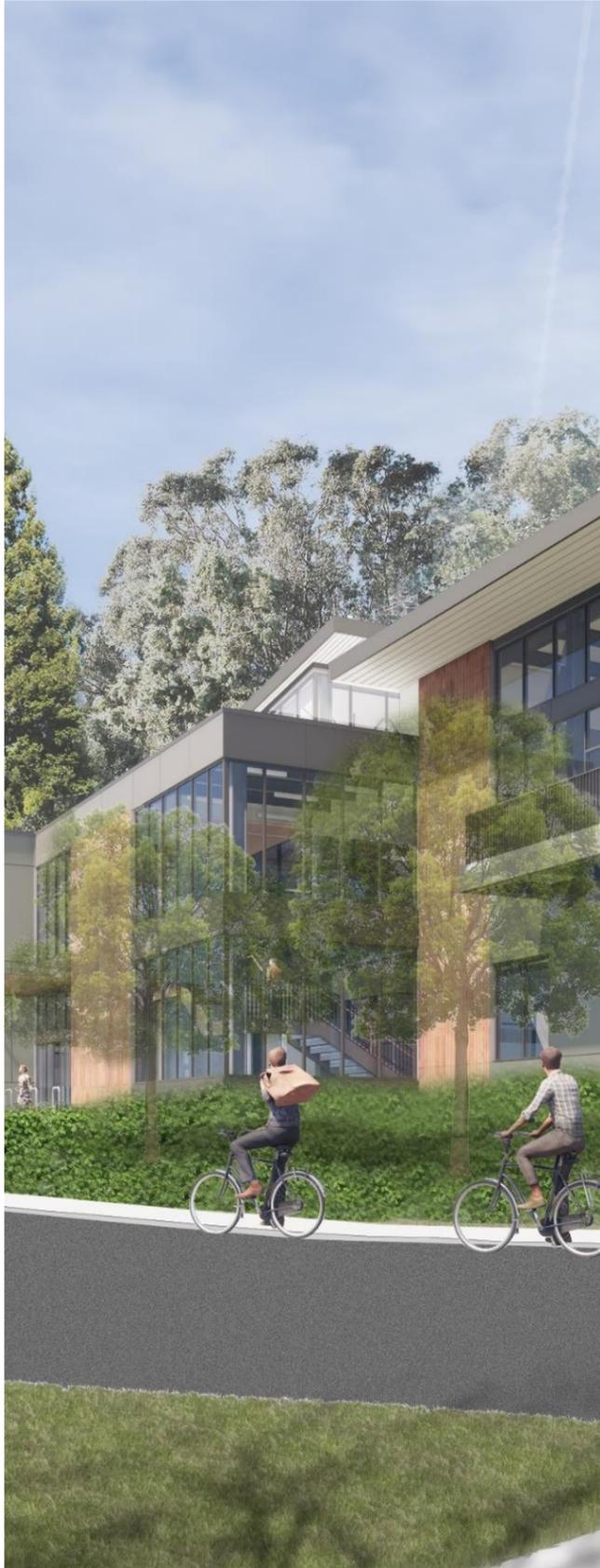
City Council Meeting

June 8, 2021



GROUP 4





# AGENDA

1. Process & Project Overview
2. Permitting Update
3. Bid Award
4. Next Steps & Project Schedule
5. Council Action

# PROCESS – *Construction Document Phase*

## Advisory Committee Meetings

- 8-10 City staff / Consultants
- 2 – City Council members
- 2 – Planning Commission members
- 2 – Park & Recreation Commission members
- 2 – San Bruno Community Foundation Board members

## Periodic Updates to Boards/Commissions

- City Council
- Planning Commission
- Park and Recreation Commission
- San Bruno Community Foundation

## Internal Steering Committee Meeting (ISC)

- 8-10 City staff, design team, and other consultants

## Technical Meetings/Integrated Design Workshop

- Technical Meeting with Fire, Police, P&R, Public Works, Building Maintenance, Information Technology, and Building



# PROCESS – *Construction Document Phase*

## Advisory Committee Meetings (AC)

- Quarterly meetings – 7/28/2020, 9/1/2021, 9/14/2021, 11/16/2021, 2/5/2021, 3/3/2021, 6/7/2021

## City Council

- Project updates – 3/10/2020, 7/14/2020, 10/13/2020, 4/27/2021

## San Bruno Park and Recreation Commission

- Regular Project Updates– 5/11/2020, 9/16/2020, 11/18/2020, 3/13/2021, 4/21/2021, 6/16/2020 (future)

## San Bruno Community Foundation

- Quarterly meetings – 3/4/2020, 9/2/2020, 12/2/2020, 3/3/2021/ 4/7/2021

## Internal Steering Committee Meeting (ISC)

- Weekly check-in meetings – City staff, design team, planning team

## Technical Meetings/Integrated Design Workshop

- Technical Meeting with Fire, Police, P&R, Public Works, Building Maintenance, Information Technology, and Building – per phase and as needed



# EXISTING CONDITIONS



# SITE PLAN & RELOCATED ROTARY PAVILLION



# ACTIVITIES + PROGRAMS



## OVERVIEW



### YEAR-ROUND AQUATIC

Leisure and lap swim

**Party Rooms:** Flexible community rental space for birthday parties and events



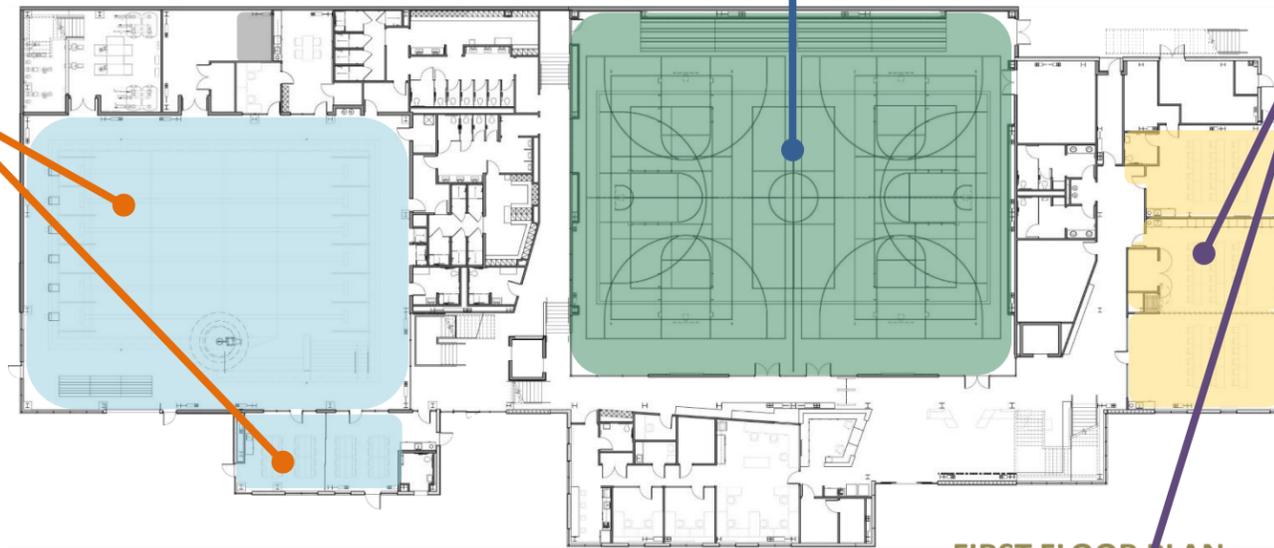
### GYMNASIUM

High school regulation and minor play courts; divisible for flexible use



### CLASSROOMS

Lifelong learning, meetings, and enrichment classes for all generations

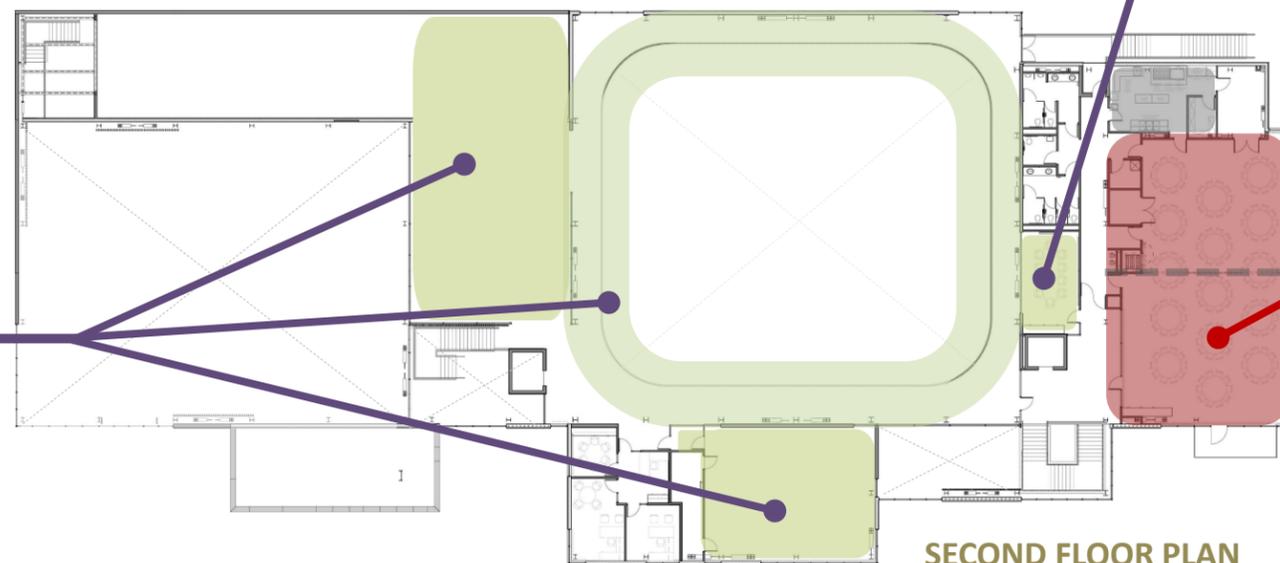


FIRST FLOOR PLAN



### FITNESS + WELLNESS

Fitness equipment + dance /group exercise space



SECOND FLOOR PLAN



### COMMUNITY HALL

Community gathering, event, and rental space (includes catering kitchen)

# PROJECT OVERVIEW



# ENTRY PLAZA



# NATATORIUM & OUTDOOR DECK



# MAIN LOBBY



# POOL LOBBY + INDOOR POOL



# GYM + INDOOR TRACK



# FITNESS



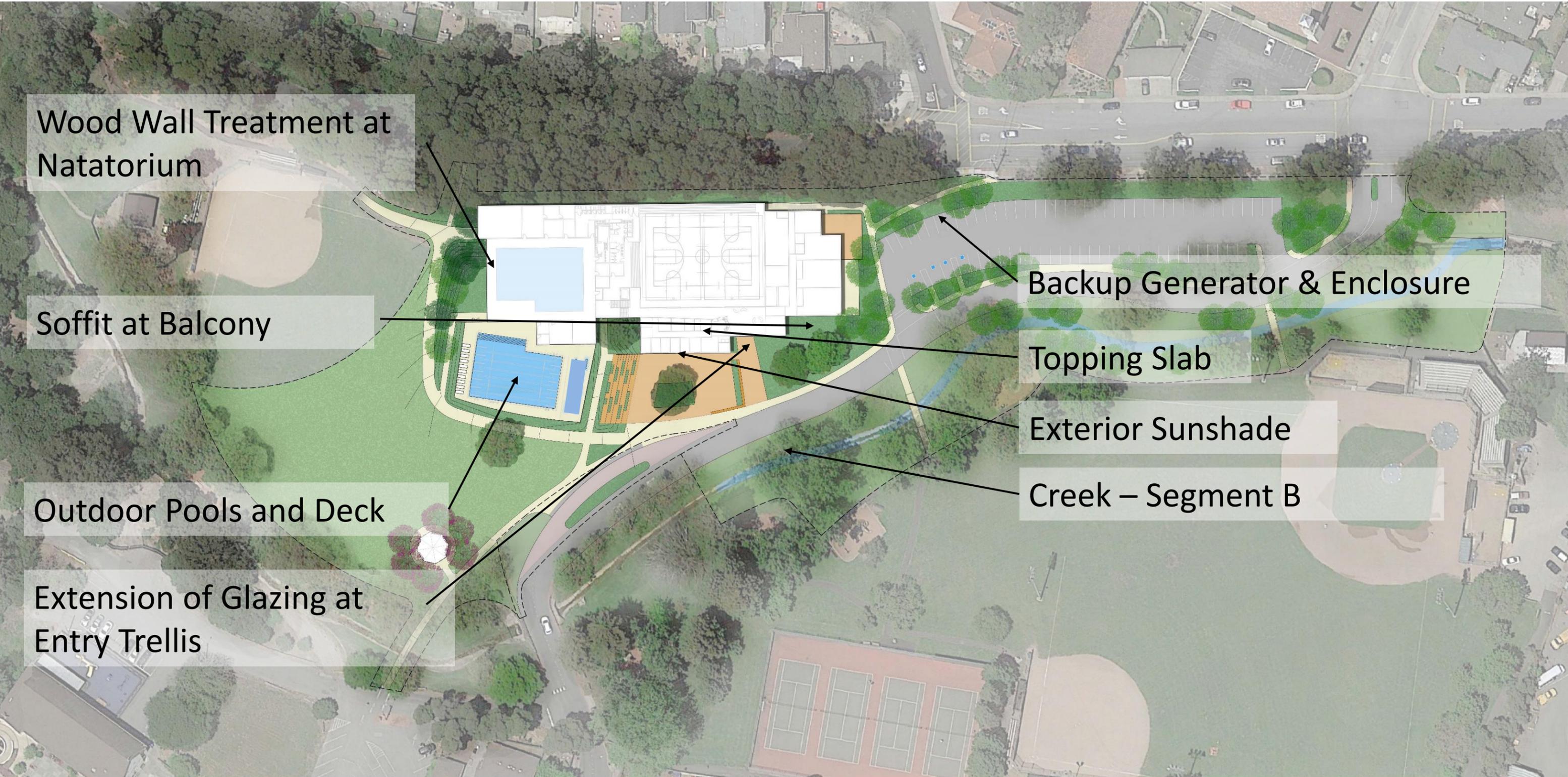
# GROUP EXERCISE



# COMMUNITY HALL



# BID ALTERNATES



Wood Wall Treatment at Natatorium

Soffit at Balcony

Outdoor Pools and Deck

Extension of Glazing at Entry Trellis

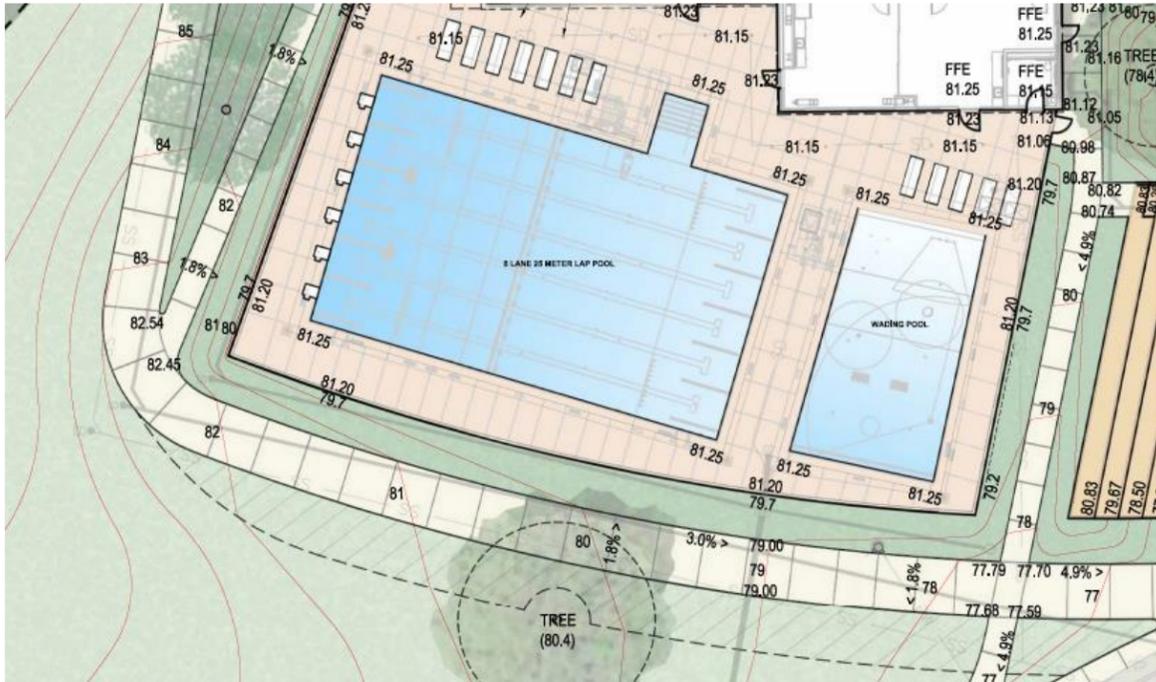
Backup Generator & Enclosure

Topping Slab

Exterior Sunshade

Creek – Segment B

# BID ALTERNATE- Outdoor Pools + Deck

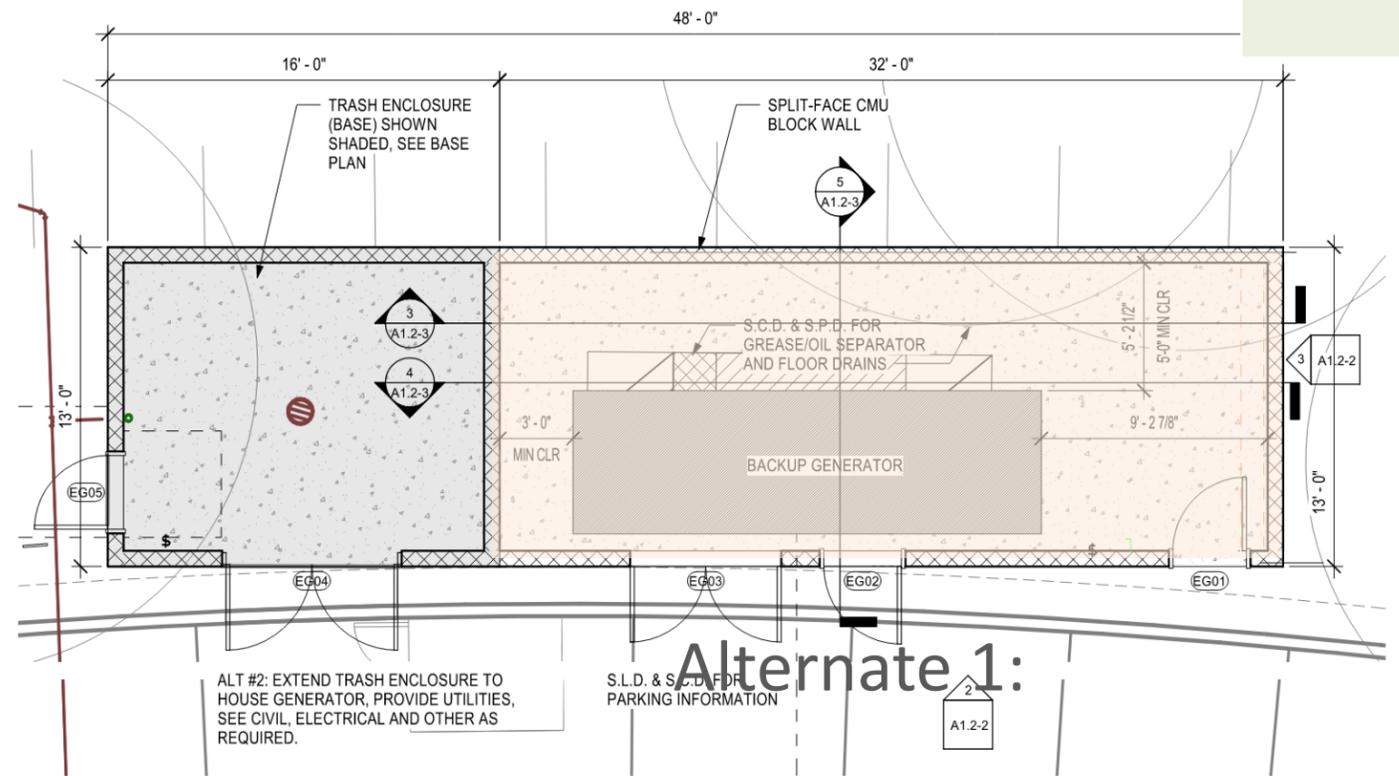


Alternate 1:	Outdoor Pools and Deck	\$ 2,216,000
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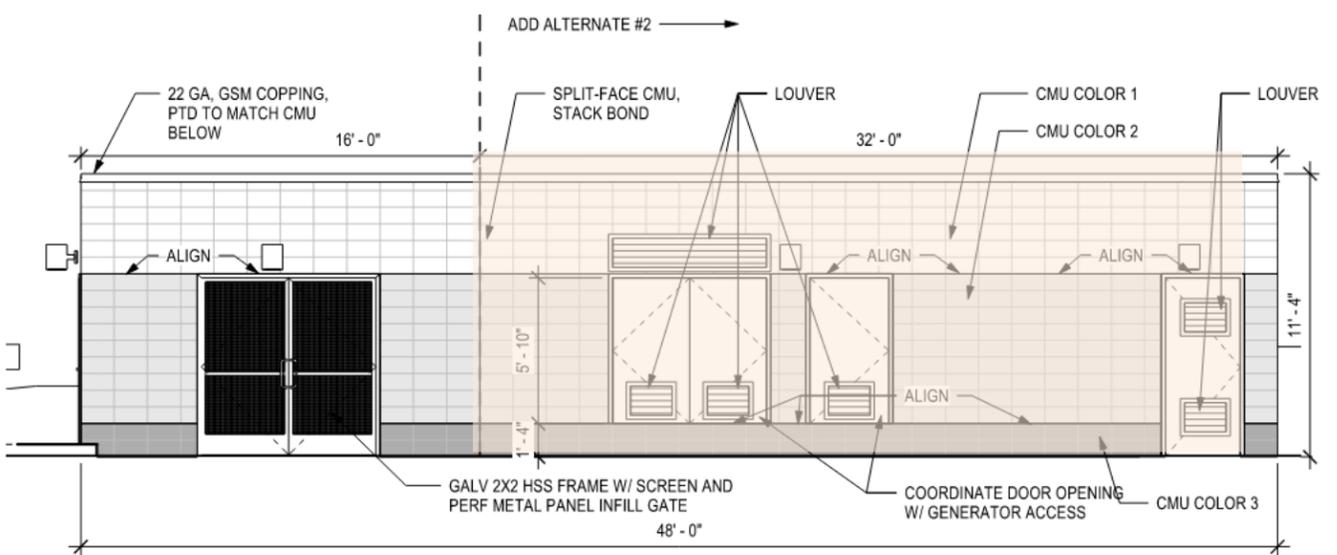


# BID ALTERNATE- Backup Generator & Enclosure

Alternate 2:	Backup Generator & Enclosure	\$ 264,000
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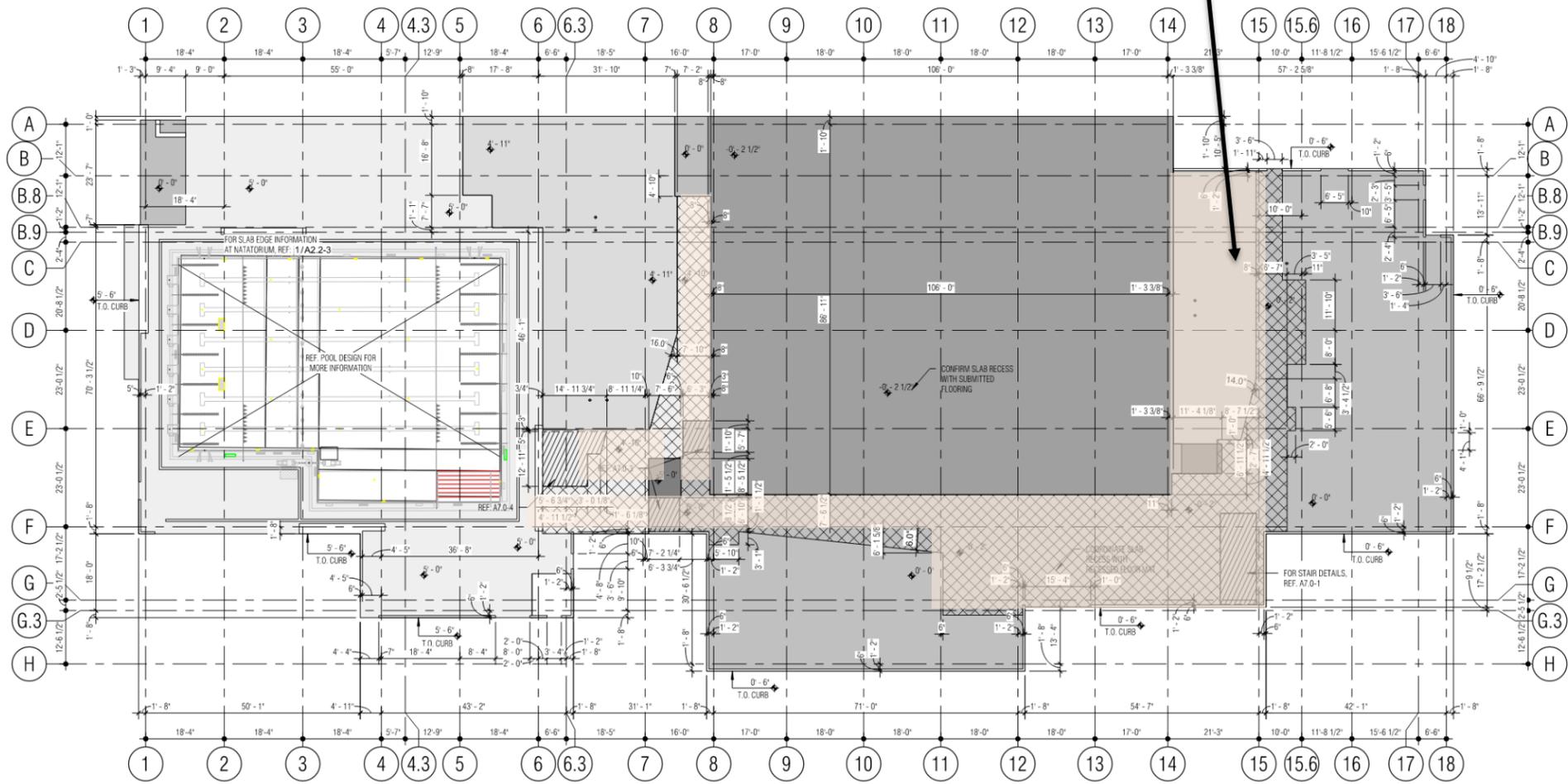


Alternate 1:



# BID ALTERNATE- Topping Slab

Alternate 3: Topping Slab \$ 124,000



**SLAB EDGE LEGEND**

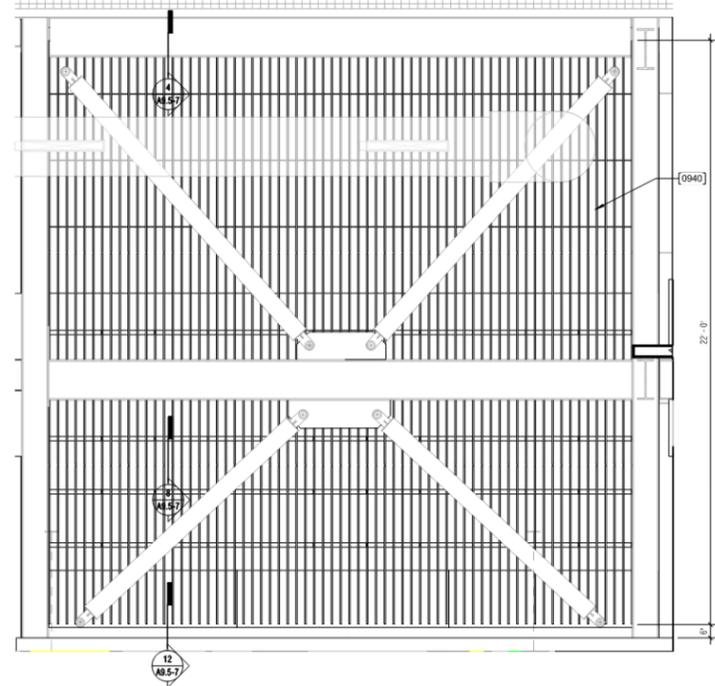
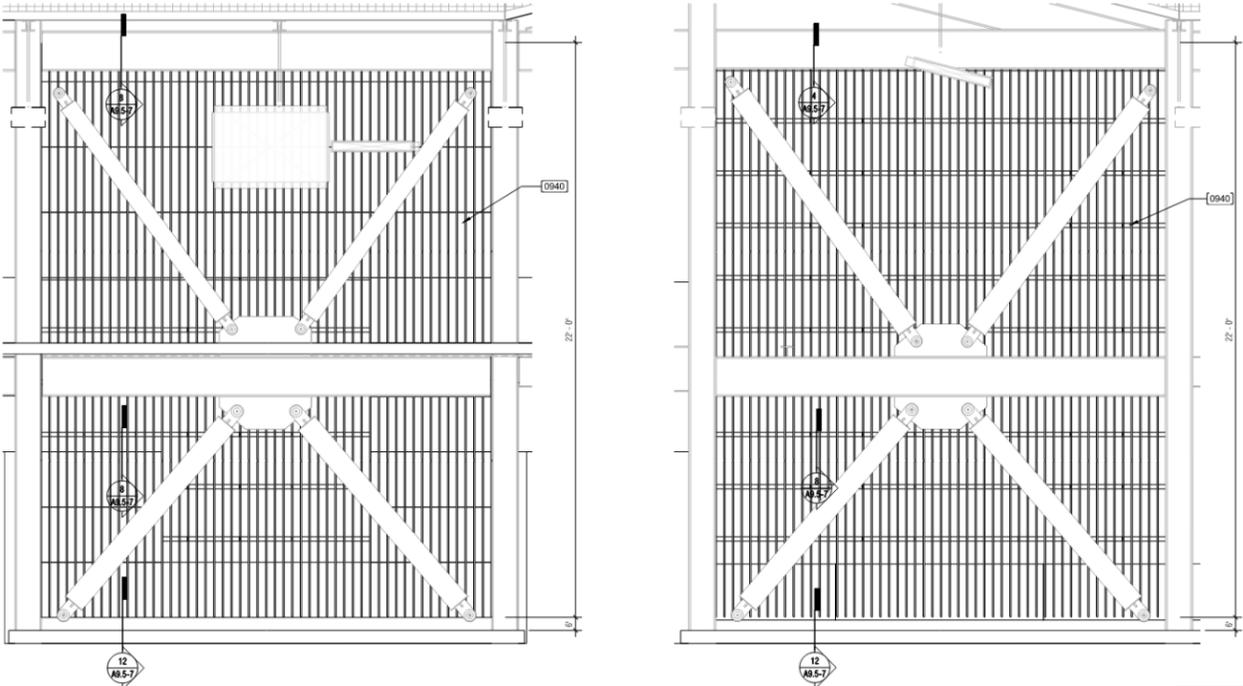
- REF. A7.X.X SERIES SHEET FOR STAIR EXTENTS
- 2" RECESS FOR TOPPING SLAB. ADD ALTERNATE 3
- (+60") ABOVE FINISH FLOOR
- REF. PLAN FOR ELEVATION
- (+0") FINISH FLOOR LEVEL
- (REF. FLOOR PLAN AND CONFIRM WITH FLOOR CONTRACTOR)
- (-60") ELEVATOR PIT (CONFIRM WITH ELEVATOR MFR)
- ELECTRICAL FLOOR BOX

**SHEET NOTES:**

- SLAB EDGE PROVIDED FOR HORIZONTAL CONTROL OF POURED SLAB RELATED TO EDGES, OPENINGS, RECESSES, MAJOR PIPE PENETRATIONS, FLOOR BOXES AND CURBS. COORDINATE WITH STRUCTURAL DRAWINGS. ALERT ARCHITECT TO DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- PIPE SLEEVE LOCATIONS ARE NOT PROVIDED FOR ALL PIPE PENETRATIONS, JUST THOSE THROUGH CONCRETE BEAMS WHERE LOCATION IS CRITICAL. REFERENCE PLUMBING DRAWINGS FOR PIPE SIZES AND ADDITIONAL PENETRATION LOCATIONS.
- ELECTRICAL FLOOR BOXES SHOWN FOR LOCATION PURPOSES. REFERENCE ELECTRICAL DRAWINGS FOR BOX TYPE AND SIZE.

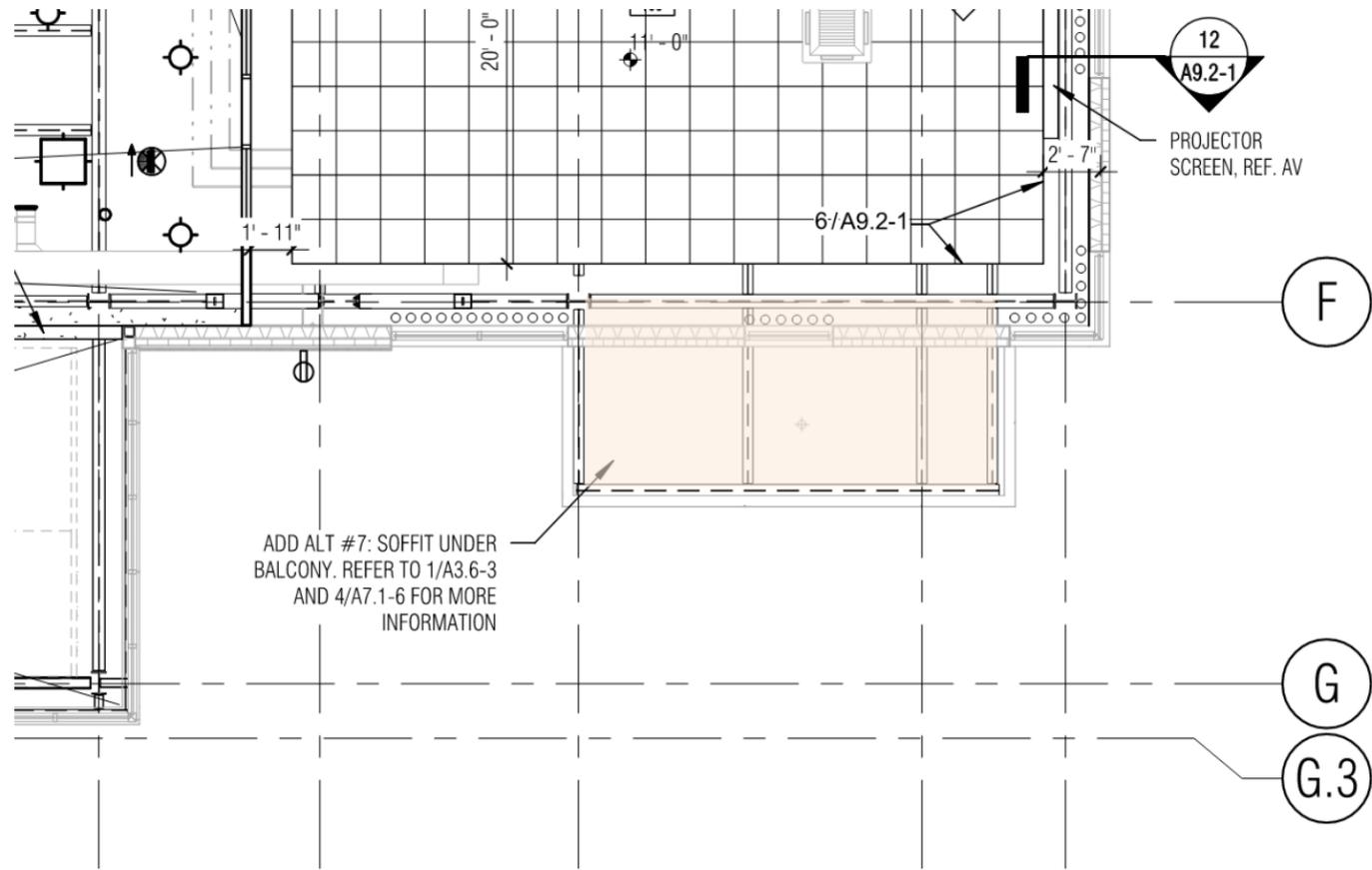
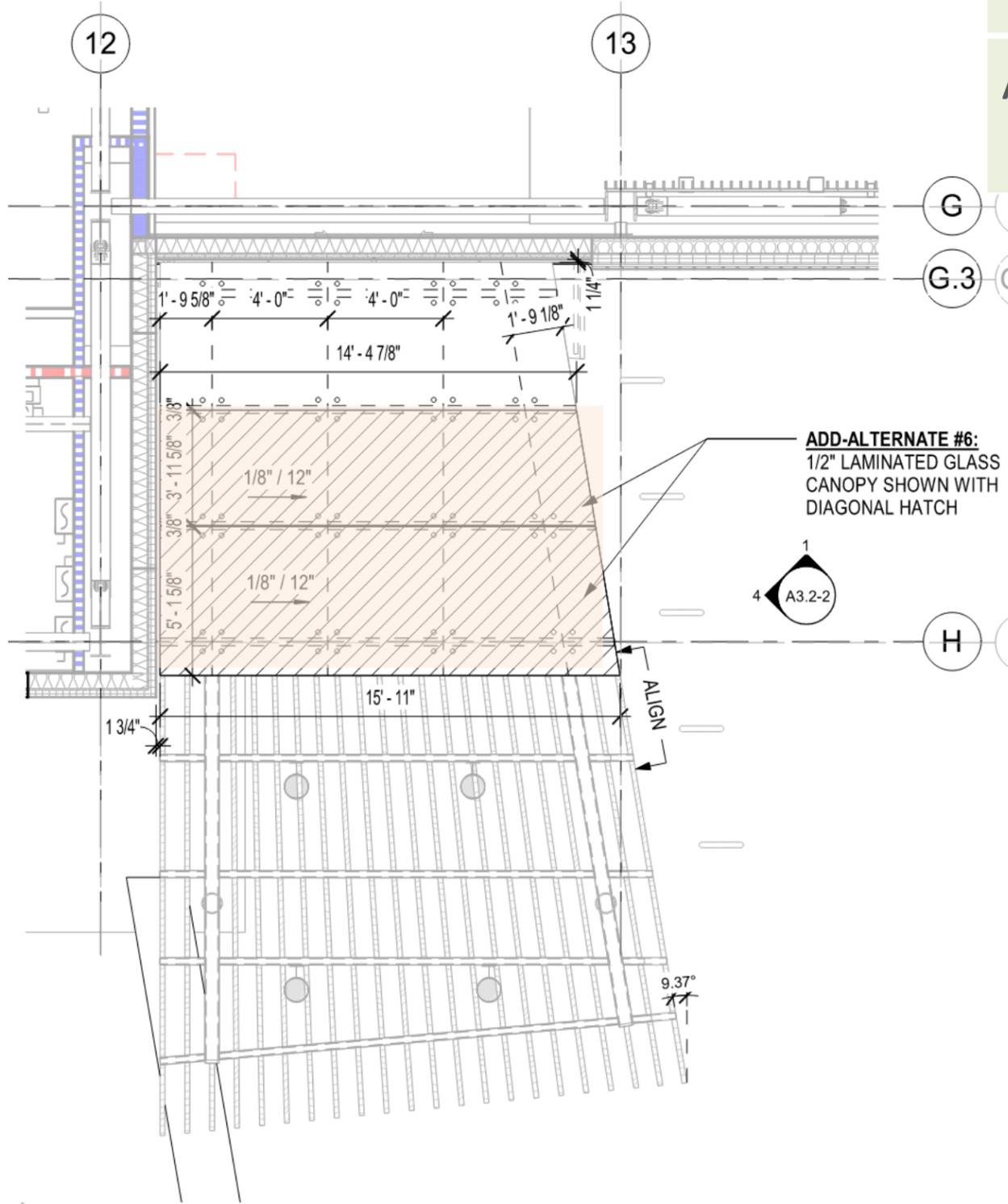
# BID ALTERNATE

Alternate 4:	Wood Wall Treatment @ Natatorium	\$ 110,000
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# BID ALTERNATE

Alternate 6:	Extension of Glazing @ Entry	\$95,000
Alternate 7:	Soffit @ Balcony	\$58,000

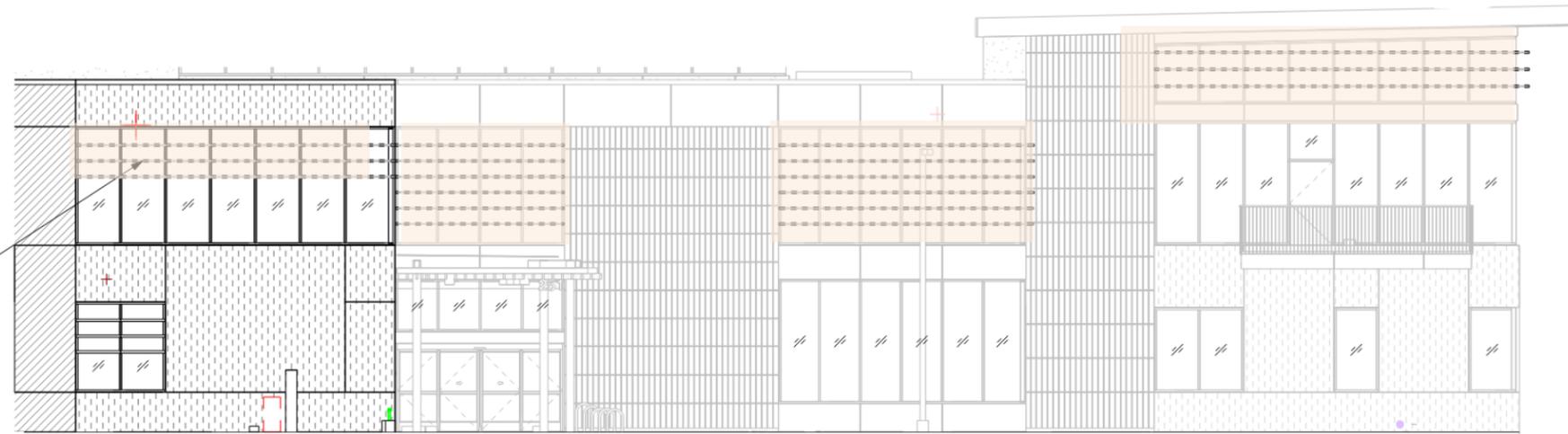


# BID ALTERNATE

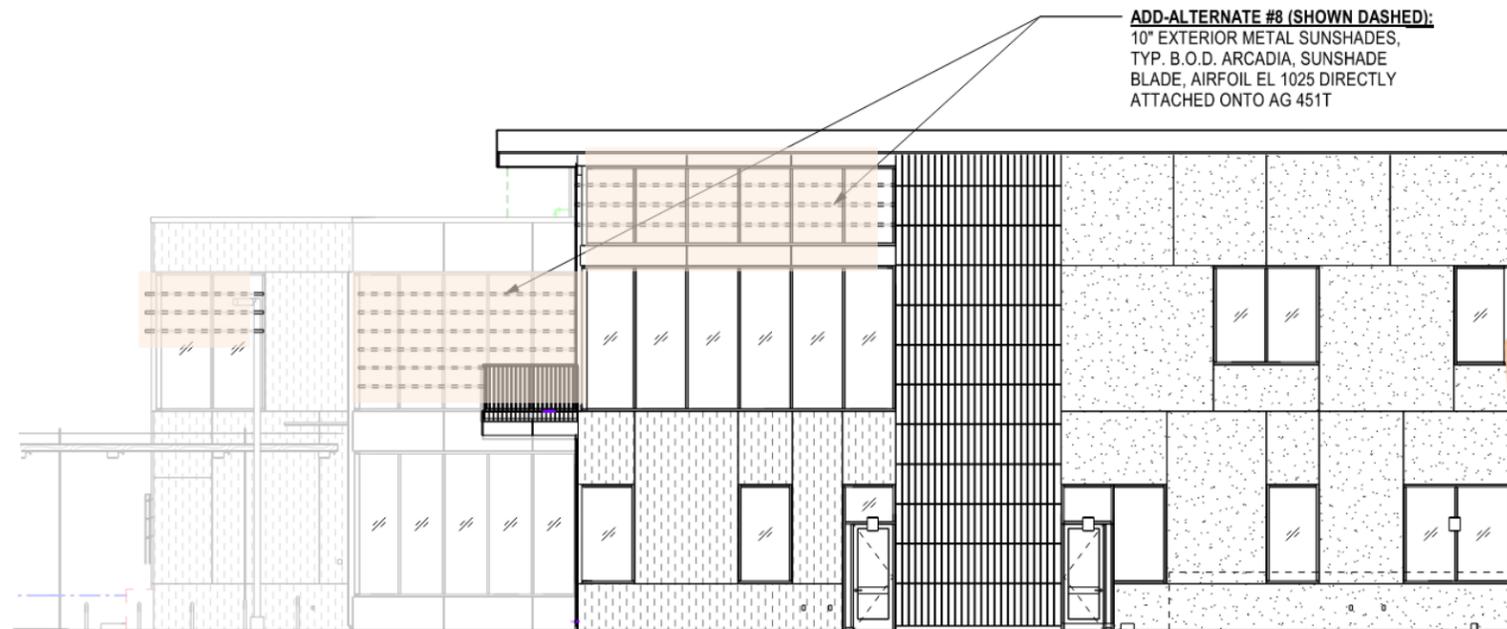
Alternate 8:

Exterior Sunshades

\$ 100,000



**ADD-ALTERNATE #8 (SHOWN DASHED):**  
 10" EXTERIOR METAL SUNSHADES,  
 TYP. B.O.D. ARCADIA, SUNSHADE  
 BLADE, AIRFOIL EL 1025 DIRECTLY  
 ATTACHED ONTO AG 451T



**ADD-ALTERNATE #8 (SHOWN DASHED):**  
 10" EXTERIOR METAL SUNSHADES,  
 TYP. B.O.D. ARCADIA, SUNSHADE  
 BLADE, AIRFOIL EL 1025 DIRECTLY  
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Exterior Sunshade Locations

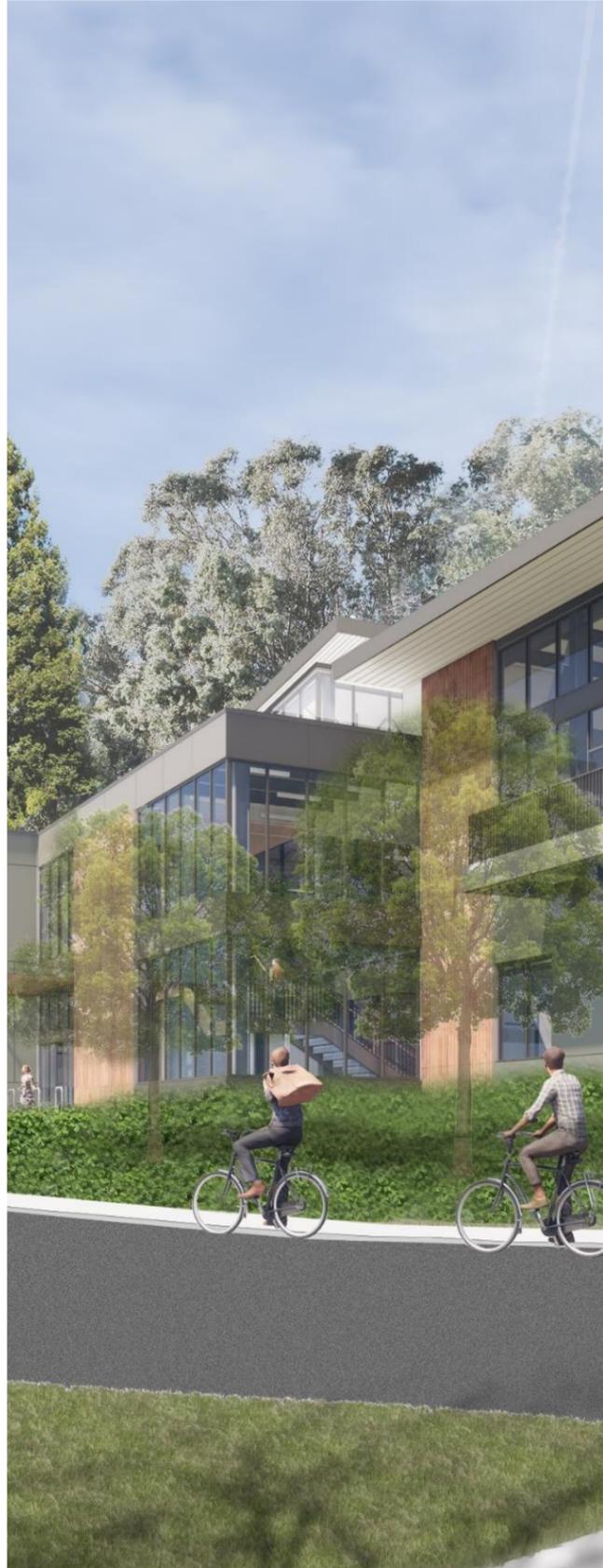
# CREEK SEGMENT B

Alternate 9:	Creek- Segment B	\$ 69,000
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# GEOTECHNICAL AND MATERIALS TESTING AND INSPECTION SERVICES

- On January 29, 2021: RFP for professional services to provide Geotechnical and Testing and Inspection services for the Project.
  - The information was posted on the city's website as well as via Barker Blue for general dissemination to interested firms.
- March 5, 2021: Five proposals for services were received from four firms ranging in cost from approximately \$208,000 to \$490,000.
- Based on an evaluation of the completeness of scope, a comparison of the total number of hours in each proposal, and an analysis of the hourly rates for the various disciplines required for comprehensive Geotechnical and Materials Testing and Inspection services for the project, the City determined that Ninyo & Moore provided the best value proposal to the City.



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# WORK IN PROGRESS

## National Environmental Policy Act (NEPA)

### *Army Corp of Engineers Jurisdiction + Scope:*

- **Army Corps has jurisdiction over creek, as it constitutes Waters of the U.S.**
- **Scope of review includes entire project, rather than just creek relocation component**
  - Project includes demolition of a historic structure that is eligible for the National Register of Historic Places (NRHP)

### *Section 106 Consultation:*

- **Corps must evaluate impacts to historic building and any other eligible resources and consult with the State Historic Preservation Office (SHPO) and tribes**
  - Archaeologically Sensitive Areas and Archaeological Exploration

### *In Progress:*

- **Army Corps of Engineers – Memorandum of Agreement (MOA)**
  - *Concurrence from State Historic Perseveration Office (SHPO)*
  - *Concurrence from Tribal Representative*

# WORK IN PROGRESS

## Creek Restoration Permitting

### *Summary:*

- Base construction documents included 490' of the creek to be restored
- An additional 230' feet of creek shown as an add alternate
- Revisions are being made to recognize the full 720' of creek in issued permits

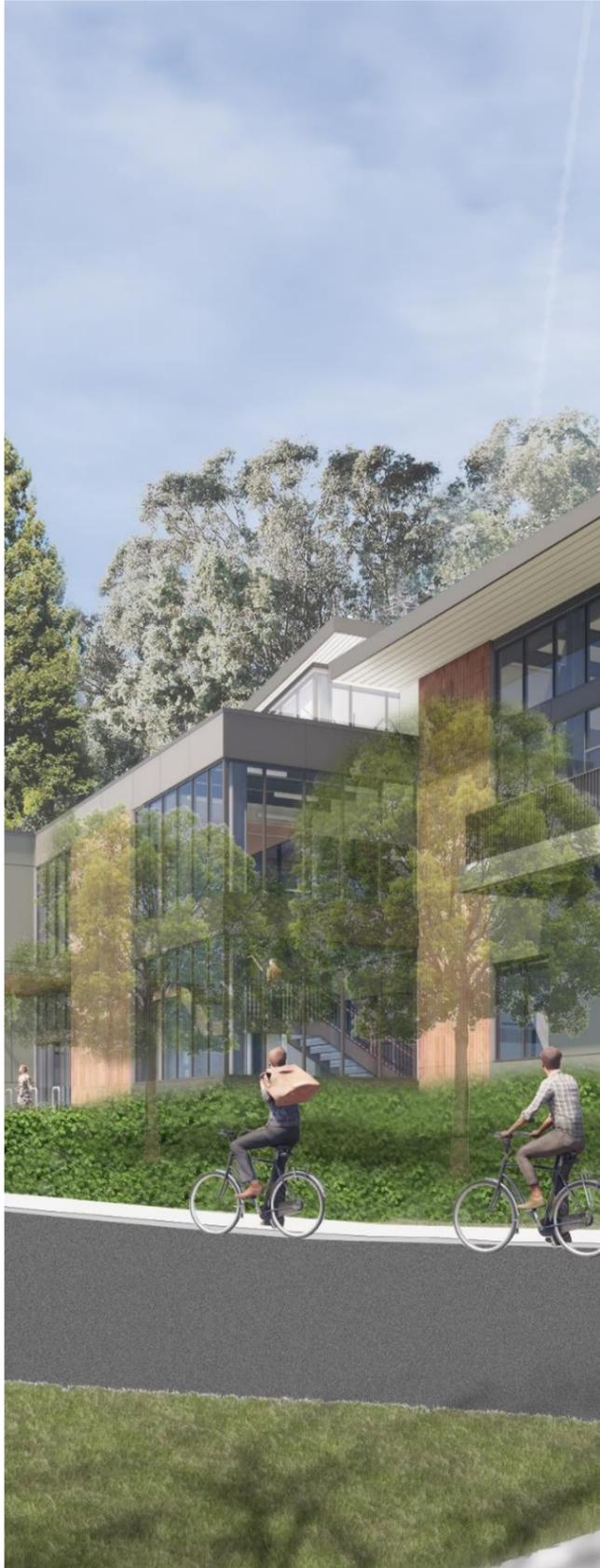
### *Regional Water Quality Control Board (RWQCB)*

- *Section 401 Water Quality Certification Permit Issued March 3, 2021 - Mitigation Monitoring and Reporting Plan (MMRP) Implementation*
- *Revisions to MMRP underway to recognize additional 230'*

### *California Department of Fish and Wildlife (CDFW)*

- *Section 1602 Streambed Alteration Agreement (SAA)*
- *CDFW missed timeline to respond. Allowed City to proceed as long as no changes to submittal.*
- *Due to extension of creek, we are providing SAA to include additional 230'*





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# BID AWARD – RECEIVED BIDS

Basis of Award was identified as the Base Bid plus Add Alternates 1 and 2

	Contractor Name	Base Bid Total	Total of Add Alts 1 and 2	Total of Base Bid and Add Alternates
1	<del>BHM Construction, Inc.</del>	<del>\$37,884,457</del>	<del>\$2,781,000</del>	<del>\$40,665,457</del>
2	<del>Thompson Builders Corporation</del>	<del>\$39,048,000</del>	<del>\$2,913,000</del>	<del>\$41,961,000</del>
3	Lathrop Construction Associates, Inc.	\$39,995,000	\$2,480,000	\$42,475,000
4	S.J. Amoroso Construction Co., LLC	\$40,997,000	\$2,700,000	\$43,697,000
5	Swinerton Builders	\$43,523,000	\$2,675,000	\$46,198,000
6	C. Overaa & Co.	\$43,750,000	\$2,900,000	\$46,650,000
	Architect's Estimate	\$48,905,884	\$3,205,866	\$52,111,750

# BID AWARD – LATHROP CONSTRUCTION

The City recommends all of the Add Alternates be included in the contract award given, the favorable bid results, cost to include will only increase and all bids were substantially below the Architect’s estimate.

	Base Scope	\$ 39,995,000
Alternate 1:	Outdoor Pools and Deck	\$ 2,216,000
Alternate 2:	Backup Generator & Enclosure	\$ 264,000
Alternate 3:	Topping Slab	\$ 124,000
Alternate 4:	Wood Wall Treatment at Natatorium	\$ 110,000
Alternate 5:	DELETED	-
Alternate 6:	Extension of Glazing at Entry Trellis	\$ 95,000
Alternate 7:	Soffit at Balcony	\$ 58,000
Alternate 8:	Exterior Sunshade	\$ 100,000
Alternate 9:	Creek – Segment B	<u>\$ 69,000</u>
	<b>TOTAL:</b>	<b>\$ 43,031,000</b>

# BUDGET

- **Fiscal Impact**

- The San Bruno Community Foundation (SBCF) has committed its intent to grant \$50 million
- Total cost for this Project is approximately \$59,980,228.

Project Budget	
Design and Engineering (Group 4)	\$ 6,484,371
Environmental	\$ 82,500
Construction Management (Griffin Structures)	\$ 1,279,000
Geotechnical, T&I, Waterproofing, Commissioning Services	\$ 486,262
Construction Contract (Lathrop)	\$ 43,031,000
Contingency (11.32%)	\$ 4,687,046
Lara Field Parking Lot	\$ 1,161,953
Traffic signals, CityNet Fiber	\$ 850,000
Temporary space during construction	\$ 375,000
Furniture Fixtures and Equipment	\$ 1,013,000
Electronic systems and special equipment	\$ 25,000
Utility company connection and services	\$ 131,523
Fees / Administration / Business Plan	\$ 373,573
<b>Approximate Total Project Cost (rounded)</b>	<b>\$ 59,980,228</b>

# PROJECT BUDGET HISTORY

<b>Projected Cost (September 2020)</b>	<b>ESTIMATED TOTAL: \$67.4M</b>
<b>Base Project (Phase 1)</b>	<b>\$61.4M</b>
Core structure, gym, indoor pool, community lounge, community hall, elevated walking track adjacent parking, site improvements, re-aligned City Park Way, creek re-alignment, design, construction management, business plan, temporary facilities	
<b>Enhanced Community Features (Phase 2 or Add-Alternative)</b>	<b>\$3.2M</b>
Outdoor Pool, Zero Entry Splashpad, and Foundation; Emergency Generator	
<b>Additional Project Work (Phase 1)</b>	<b>\$2.8M</b>
Sewer main, water main, traffic signal, CityNet Fiber relocation, Memorial structure Relocation	
<b>Current Cost (June 2021)</b>	<b>PROPOSED BUDGET: \$59.98M</b>
<b>Base Project (Phase 1)</b>	<b>\$55.68M</b>
Core structure, gym, indoor pool, community lounge, community hall, elevated walking track; adjacent parking, site improvements, re-aligned City Park Way, creek re-alignment, design, construction management, business plan, temporary facilities, Sewer & Water main	
<b>Enhanced Community Features (Phase 2 or Add-Alternative)</b>	<b>\$3.14M</b>
Outdoor Pool, Zero Entry Splashpad, and Foundation; Emergency Generator	
<b>Additional Project Work (Phase 1)</b>	<b>\$1.16M</b>
Traffic signal, CityNet Fiber relocation, Memorial structure relocation *Note: Sewer Main and water main are included in Base.	
	<b>NET : \$7.42M</b>

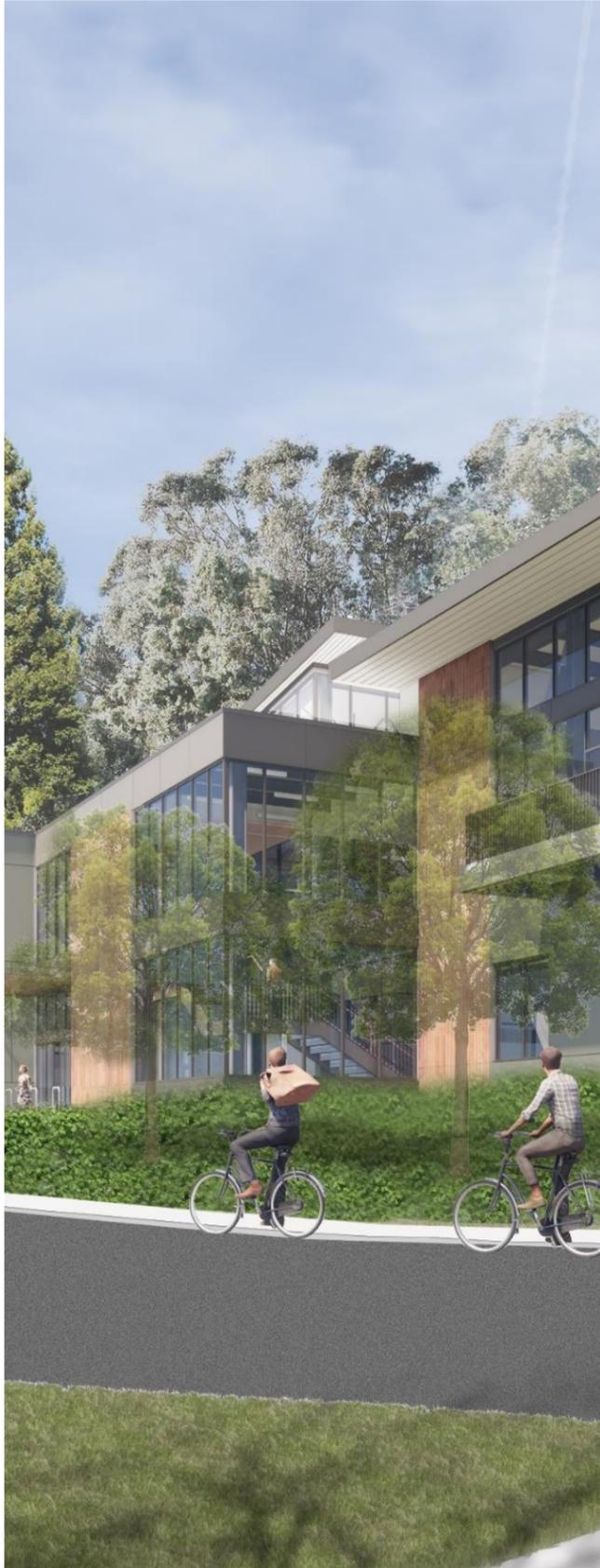
# BUDGET

<b>Project Cost and Funding Sources Summary</b>	
<b>RAC Project Cost</b>	
Base Project Cost (including outdoor pool & contingencies*)	59,424,228
Add Alternatives (for design)	556,000
<b>Sub-total Base Project + Adds for Design Alternatives</b>	<b>\$ 59,980,228</b>
Add Alternatives for Solar	1,298,843
<b>Total</b>	<b>\$ 61,279,071</b>
<b>Funding Sources</b>	
San Bruno Community Foundation Grant	50,000,000
Park In-Lieu Fund	1,720,000
YouTube Community Benefit Payment ( 1400/1450 Bayhill)	4,500,000
PG&E Settlement Funds, Ex Partee Disclosures	1,000,000
Residual Funds from the Crestmoor Neighborhood Rebuild Project	900,000
Water Fund	594,000
Sewer Fund	476,000
Measure A and Gas Tax Fund	750,000
City Art Fund	50,000
<b>Subtotal</b>	<b>\$ 59,990,000</b>
* Total contingencies within the project cost = \$5.088M	



**Note:**

*At this time, funding to finance the added cost to complete the solar system installation has not been identified. Staff will seek grant funding and examine alternative financing models for the solar system, with the goal of amending the project scope once funds are secured.*



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# Next Steps:

Presentations and updates to:

- ~~June 7 RAC Advisory Committee~~
- **June 8** City Council Bid Award
- **June 15** San Bruno Community Foundation
- **June 16** Parks and Recreation Commission

# PROJECT SCHEDULE

**June 8, 2021**

City Council Bid Award

**July 2021**

Permits

**July 26, 2021**

Contract and Insurance

**August XX, 2021**

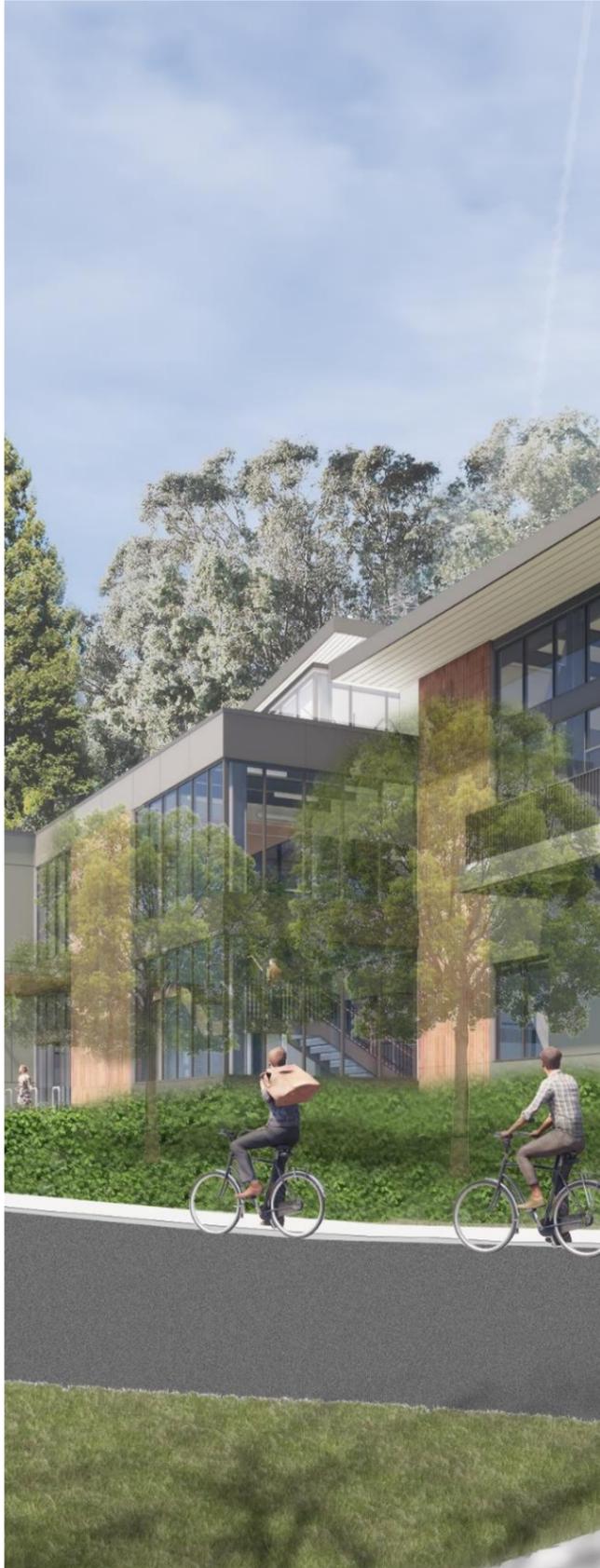
Construction Notice to Proceed & Groundbreaking Ceremony

**Early 2023**

Construction Complete

# CONSTRUCTION MANAGER'S TASK

- Cost/ Budget Management
- Schedule Management
- Document Control Management  
Submittals / RFI's
- Financial Controls/ Change Order Management  
Review and approval of change orders
- Communications to site neighbors and stakeholders
- Weekly Reports and Monthly Reports
- OAC weekly meetings / Special contractors-consultant meetings
- Progress report meetings with stakeholders
- Coordination with Geotech and testing and Inspection services
- Review of progress payments/pay applications
- Lien releases
- Quality Control and Quality Assurance services
- Claim mitigation and avoidance
- Commissioning/start-up of testing of equipment
- Training/OM manuals/warranties
- Closeout/punch list items/ as-built documents



# AGENDA

1. Process & Project Overview
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# RECOMMENDED ACTION

## Adopt resolution and approve:

1. Design of the Recreation and Aquatics Center Project;
2. Authorization to the City Manager to Execute a Construction Contract with:  

**Lathrop Construction, Inc. for: **\$43,031,000****
3. Authorization to the City Manager to Execute a Construction Contract with:  

**Ninyo and Moore, for Geotechnical, Testing and Inspection services for the Recreation and Aquatics Center Project for: **\$ 396,262****
4. Approve a Construction Contingency of: **\$ 4,687,046**
5. Approve a Total Project Budget of: **\$59,980,228**

# ALTERNATIVE ACTIONS

- 1) Reject all bids and direct staff to re-advertise the project.
  - This action will delay the completion of the Recreation and Aquatic Center
  - Project and may result in higher bid prices.
  
- 2) Do not award the construction contract and do not complete the project.



# SAN BRUNO RECREATION & AQUATIC CENTER

Advisory Committee Meeting

June 8, 2021



GROUP 4



swa

# END

